

# David Linhart

*Director*

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David Linhart is a land use attorney who counsels developer and institutional clients on navigating a complex, shifting regulatory environment to achieve project approvals. This involves site control matters, permitting strategies, confidentiality agreements, and coordination with project consultants, governmental authorities, lenders and investors, and utility companies. David provides plain-language advice that is actionable for business decisions. Particularly in Boston, David is a familiar face at governmental offices where decisions are being made about a project's approval pathway.

David is a member of the firm's Training and Inclusion Advisory Committees. David is involved with the firm's Building Equity™ initiative launched in January 2023 to create inroads for diverse real estate professionals through networking, fee arrangements, education and mentorship, and firm partnership with aligned efforts—e.g., The Builder Coalition, Urban Land Institute, Opportunity Communities.

Prior to joining the firm, David assisted in the Office of the Lieutenant Governor of Massachusetts as part of the Interagency Council on Housing and Homelessness, where he initiated a statewide supportive housing inventory examining resident services funding. David also was a Rappaport Fellow in Law and Public Policy at a national affordable housing developer, where he drafted contracts related to mixed-income housing development.

## **Accolades**

- Lawdragon 500 X: The Next Generation Lawdragon List, 2023-2024
- Best Lawyers in America® Ones to Watch (2021-2025): Land Use and Zoning Law, Real Estate

## **Affiliations**

- Commissioner, Commonwealth of Massachusetts, Commission on Unlocking Housing Production

- Citizens' Housing And Planning Association, Policy Leadership Council
- Opportunity Communities, Independent Board Member

## **Admissions**

- Massachusetts

## **Education**

- Boston University School of Law (J.D., 2012)
- Cornell University (M. Eng. in Bioengineering, 2004)
- Cornell University (B.S., 1999)

# **Representative Matters**

## **Master Plan for Hospital Expansion in Boston**

Representation of a hospital in all phases of permitting to modernize its 10-acre multi-building campus, in close coordination with the Boston Planning & Redevelopment Agency and related municipal regulatory agencies, and the Massachusetts Historical Commission regarding effects on historic properties.

## **Land Use Approvals for One Post Office Square in Boston**

Representation of a real estate developer to reposition a one million square-foot Class A office tower in Boston's Financial District, involving coordination with an adjacent hotel regarding cross-easements and other title matters.

## **Land Use Approvals for Allston Labworks in Boston**

Representation of the master developer of a multi-phase, mixed-use project with half a million square feet of life science uses, together with retail, residential and civic space components and substantial public realm improvements. Project approvals were coordinated with concurrent neighborhood planning and rezoning efforts by the Boston Planning & Redevelopment Agency.

## **Land Use Approvals for Historic Mill Conversion in Watertown**

Representation of a real estate developer to convert a historic mill building into 100,000 square feet of life science uses, involving amended zoning for Watertown in addition to project approvals.

## **Land Use Approvals for Pier 4 in Boston**

Representation of the master developer of Boston's Pier 4 in all phases of permitting the site for a mixed-use project with water-related public amenities, in close coordination with the Boston Planning & Redevelopment Agency and related municipal regulatory agencies, and the State

Executive Office of Energy and Environmental Affairs regarding the Municipal Harbor Plan and Chapter 91 and MEPA issues.

**Developer Designation and Land Use Approvals for Bunker Hill Apartments in Boston**

Representation of a real estate developer in connection with obtaining developer designation from the Boston Housing Authority and pursuing land use approvals for the redevelopment of a 1,100-unit public housing complex into replacement income-restricted housing, with additional elderly and market rate components. The plans also call for new parks, civic and retail space, and streetscape improvements.

**All Matters of Joint Venture, Development, Leasing and Financing of Hub on Causeway in Boston**

Representation of a real estate developer in connection with the development of the Hub on Causeway in Boston, which is located directly adjacent to the TD Garden/North Station complex. This development is a multi-phase, mixed-use project of over 1.5 million square feet of retail, office, hotel and residential space. Representation includes all matters related to the formation of a joint venture and the development, leasing and financing of the project.

**Permitting of Redbrook in Plymouth**

Representation of the largest private landowner in Massachusetts in the permitting of a 1,175-unit community in Plymouth, including at least 390 acres of conservation restriction protected forested open space.